

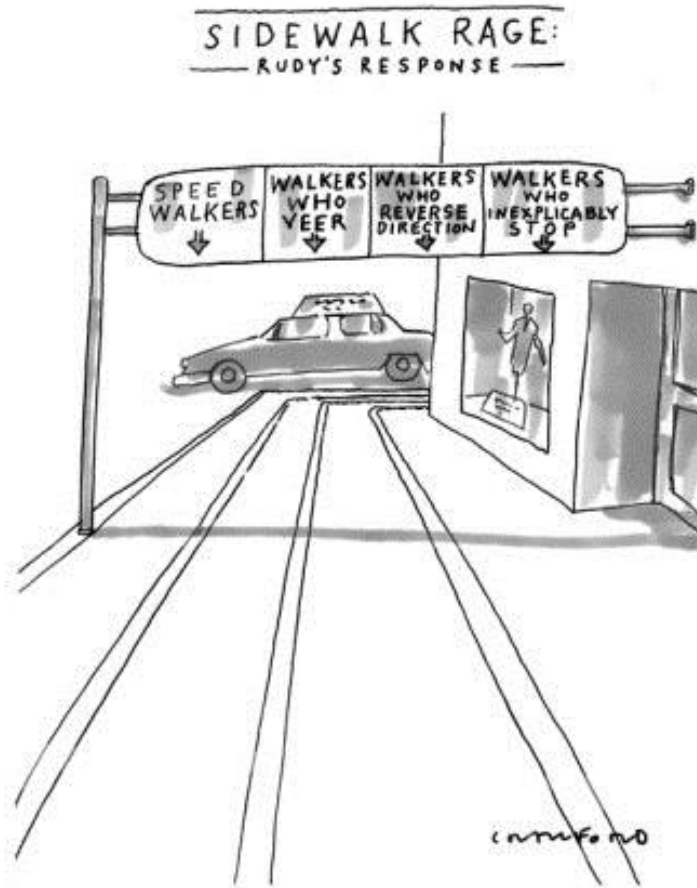
River Road Study Committee Zoning Subcommittee

July 11, 2016

Agenda

- 1. Approve Minutes**
- 2. Public Comment**
- 3. Review and Discussion of Draft Zoning and Public Benefits**
 - Sidewalk width language
 - Street tree language
 - 1% of hard construction cost language
- 4. Review and Discussion of Claremont Public Benefit Package**

Sidewalks





"Pelham Hall"
1288 Beacon St.
8 Stories



1454 Beacon St.
9.5 stories

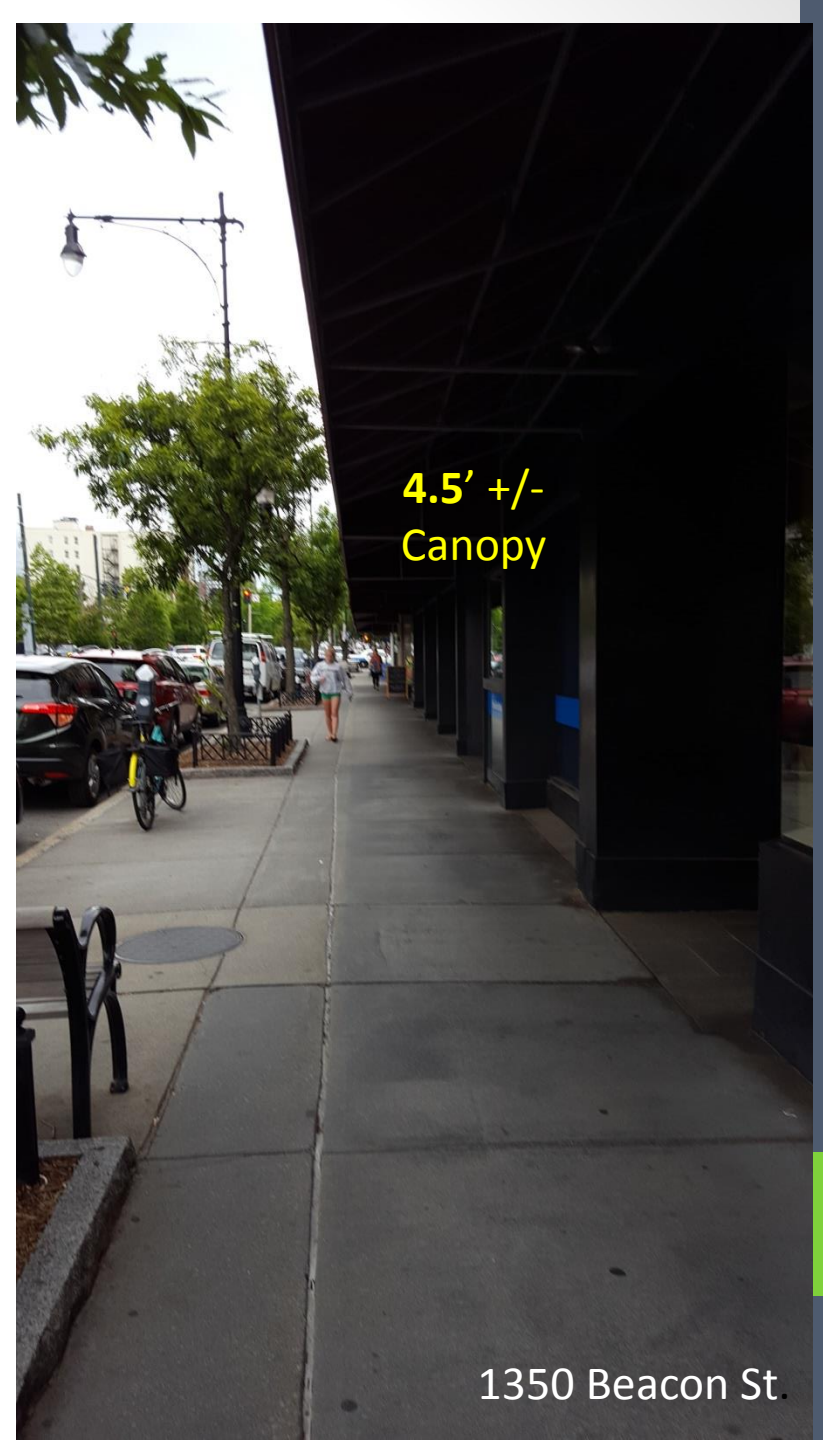


14'

1386 Beacon St
4 Stories

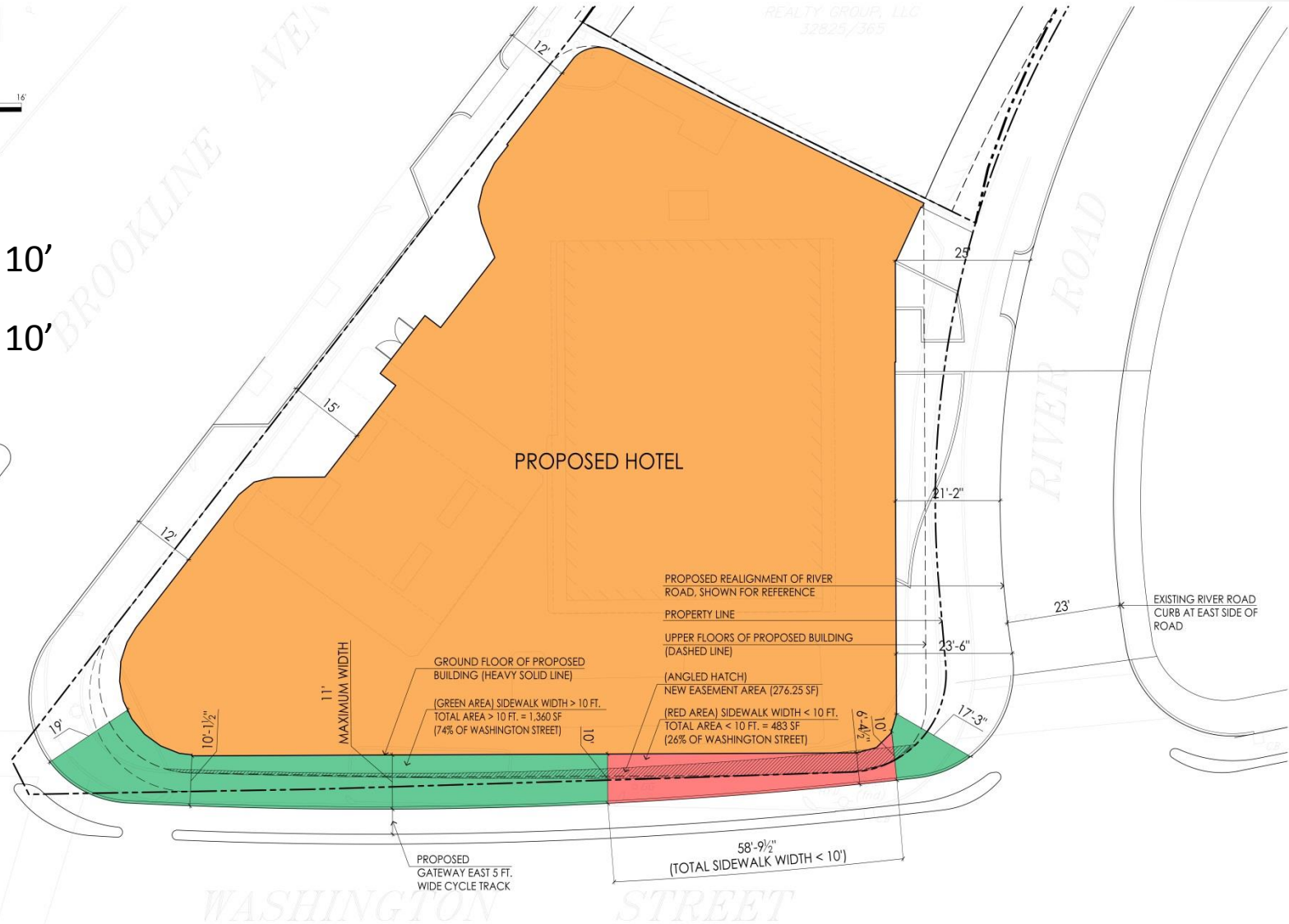


1401 Beacon St.
8.5 Stories

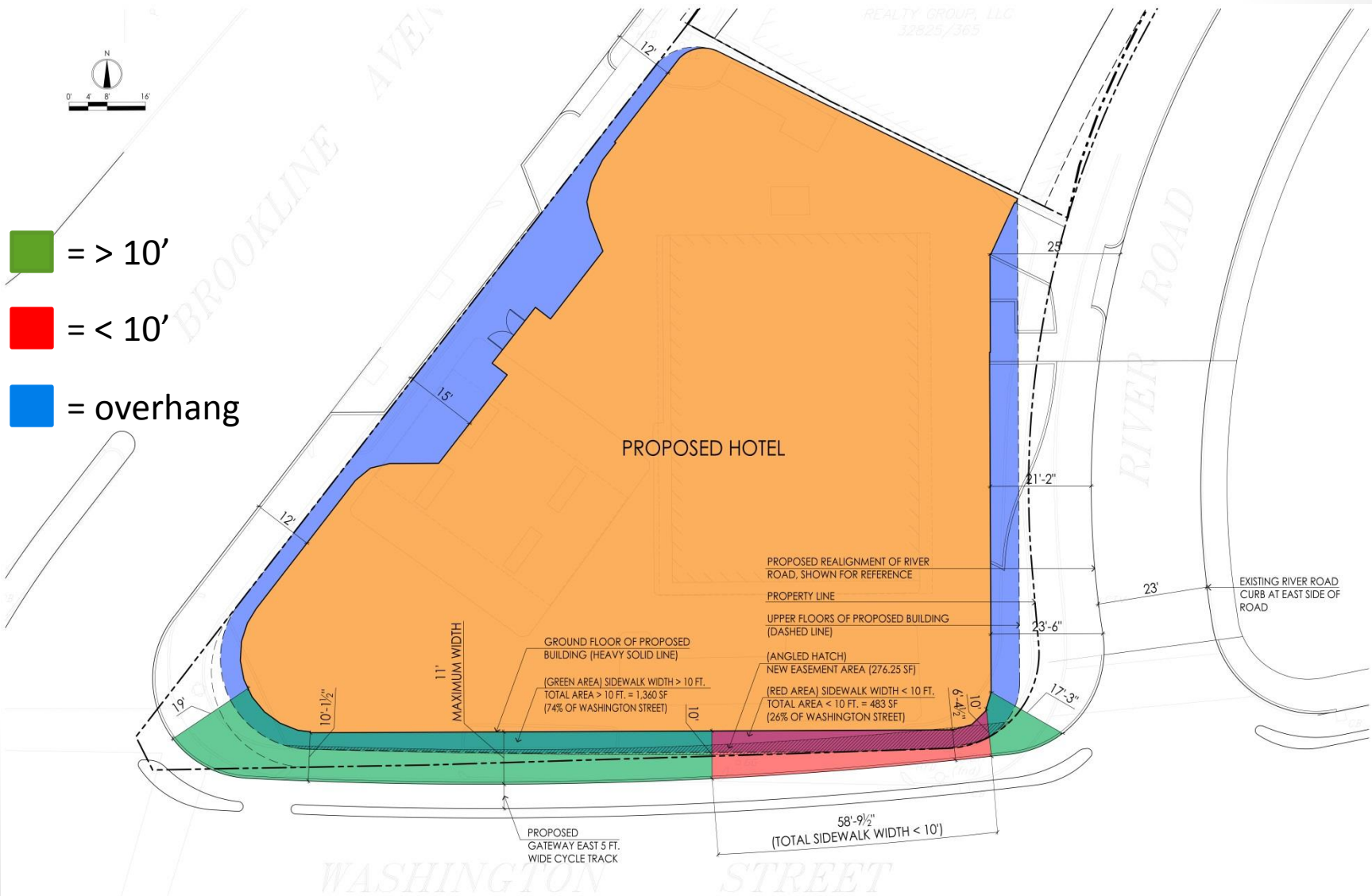


1350 Beacon St.

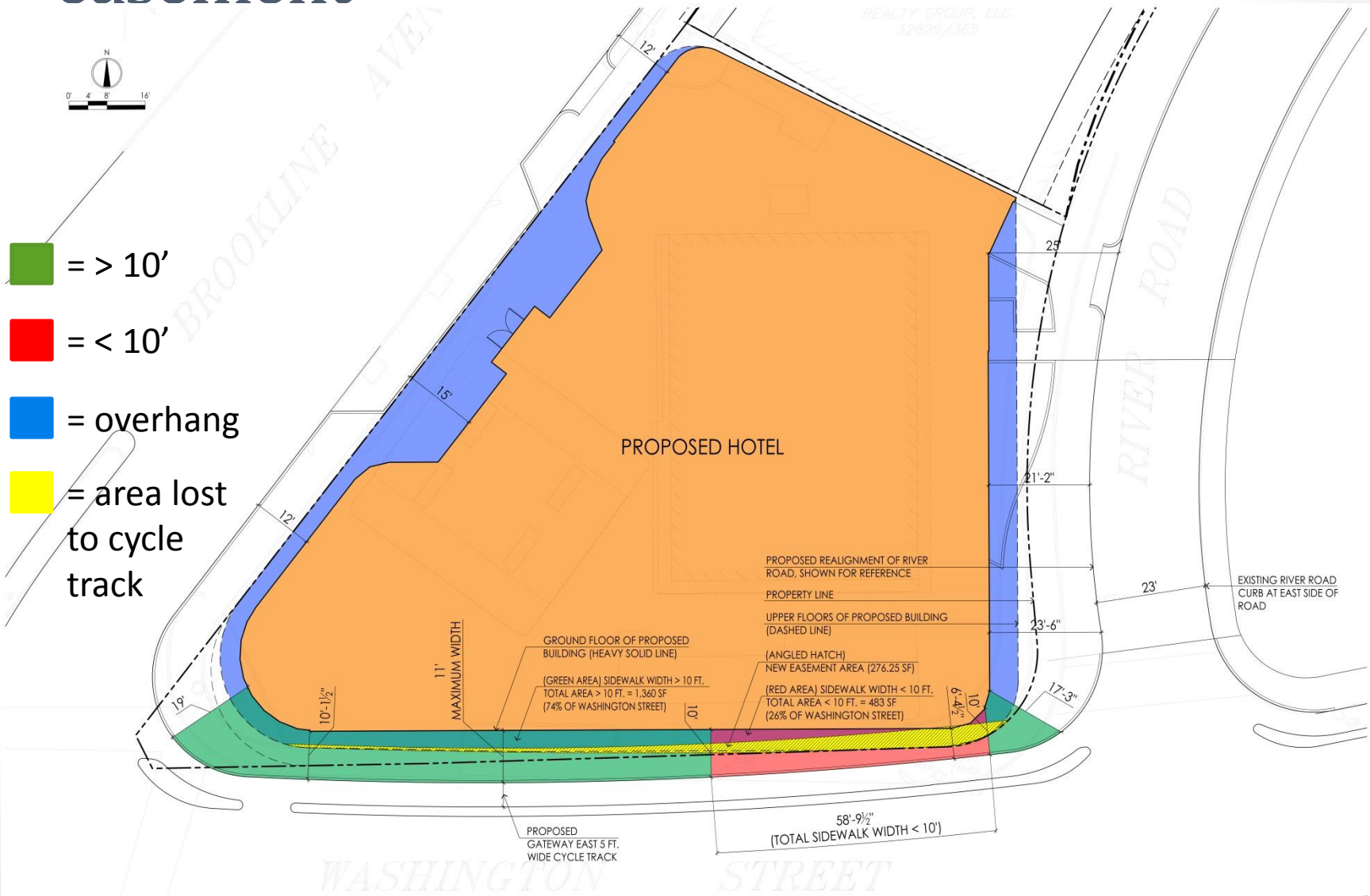
■ = < 10'



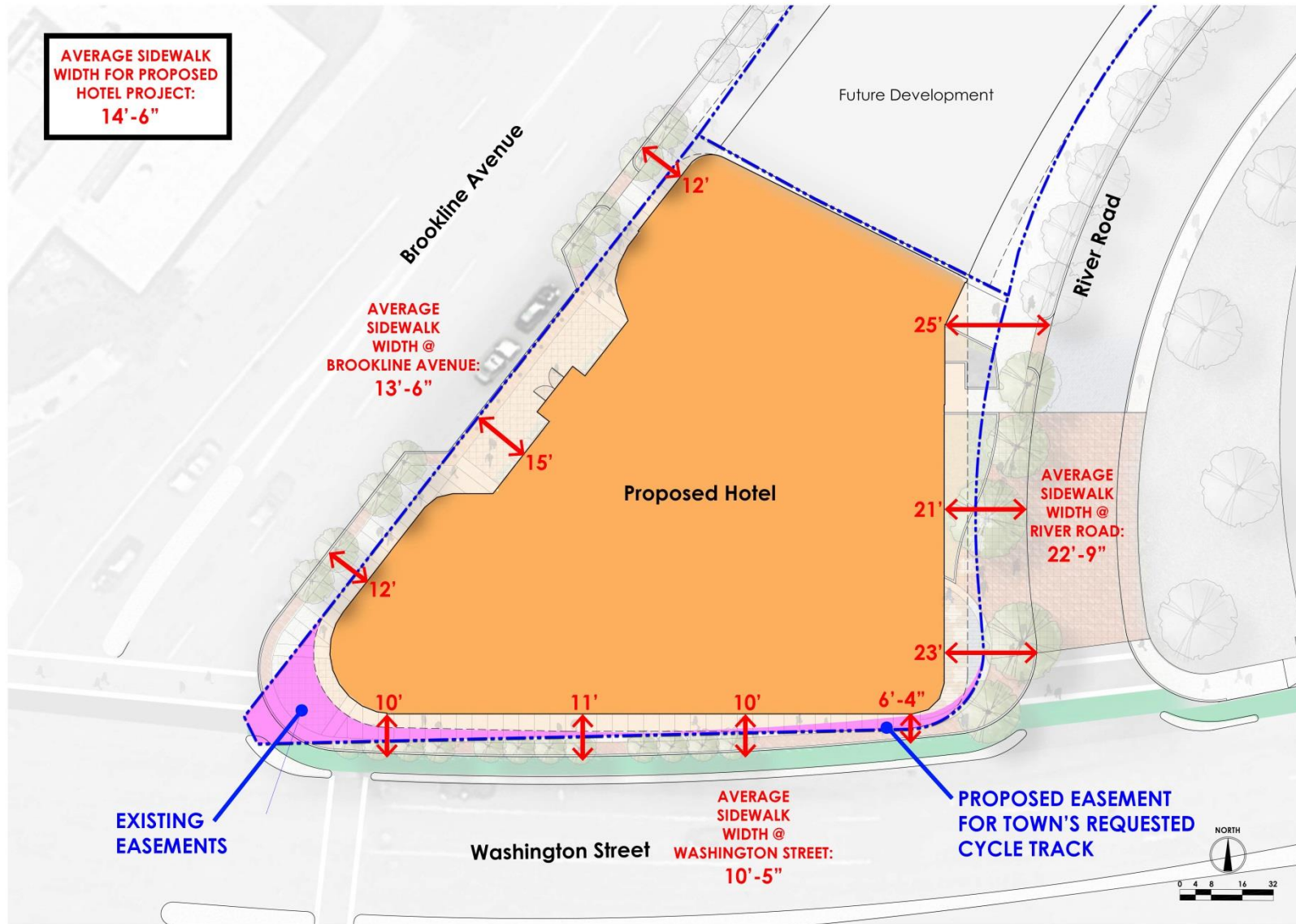
Proposed Wash St. Sidewalk w/ Overhang



Proposed Wash St. Sidewalk w/ easement



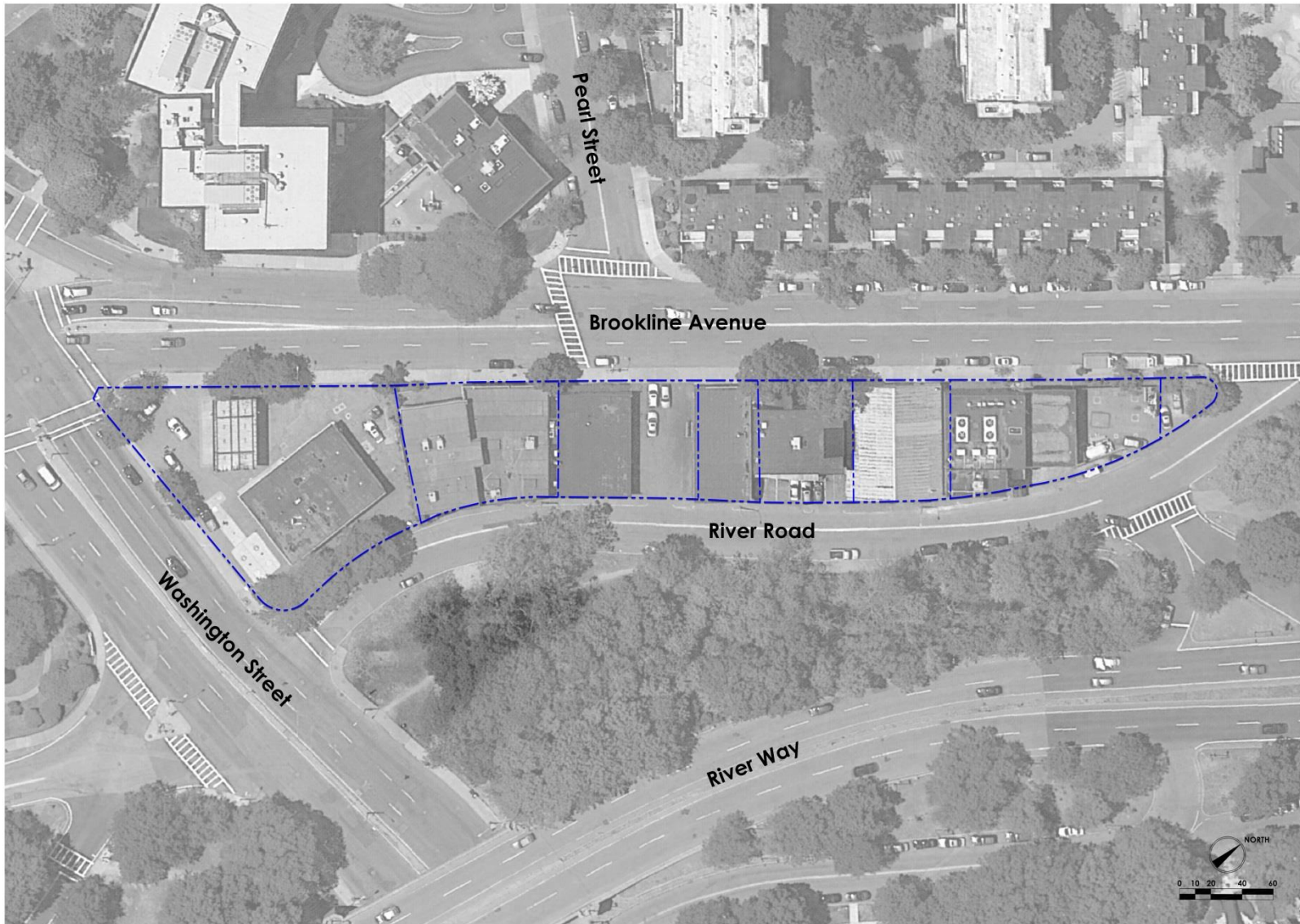
Proposed 25 Wash St. Sidewalk Widths



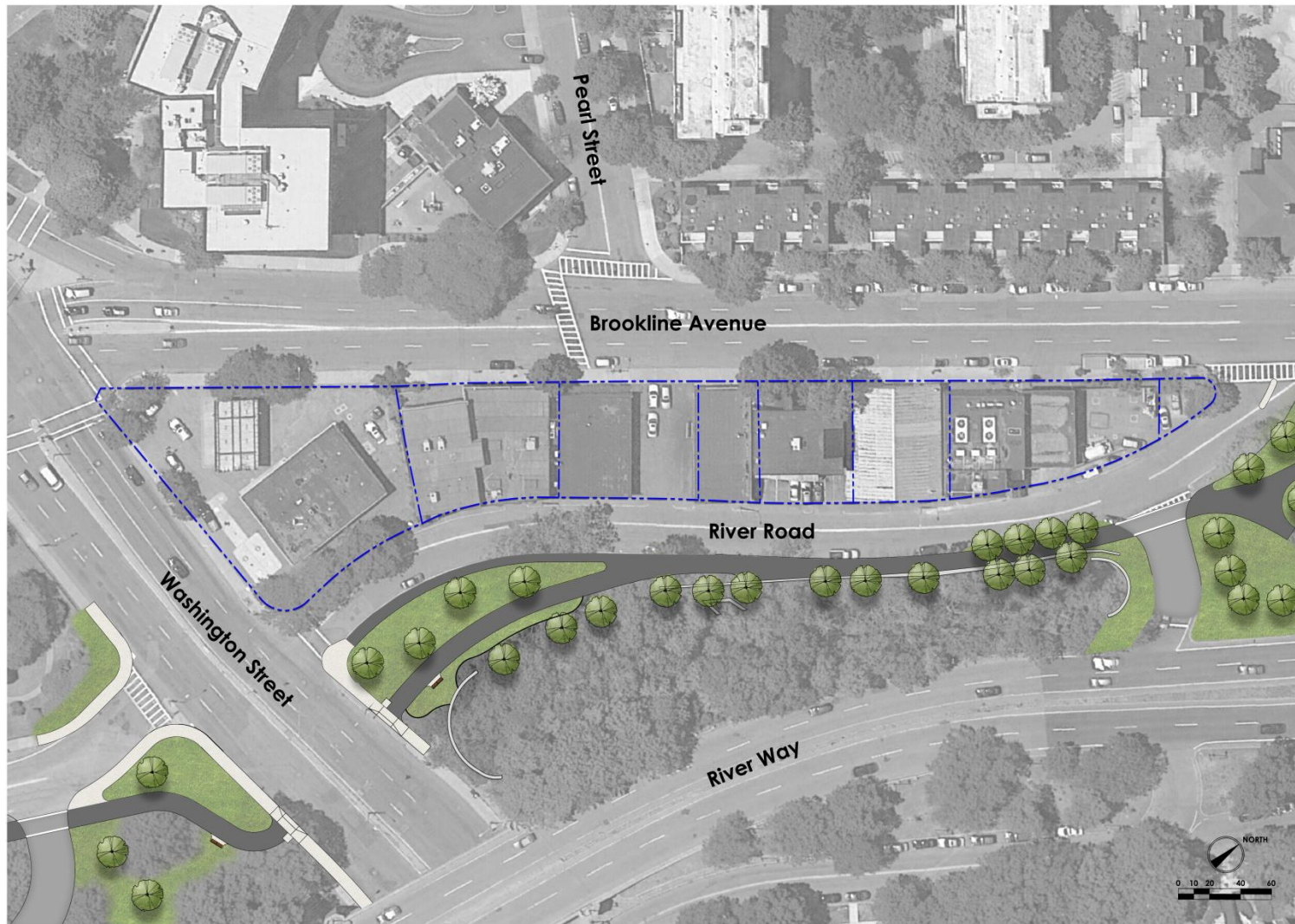
Pedestrian View @ Corner of Wash St./River Road



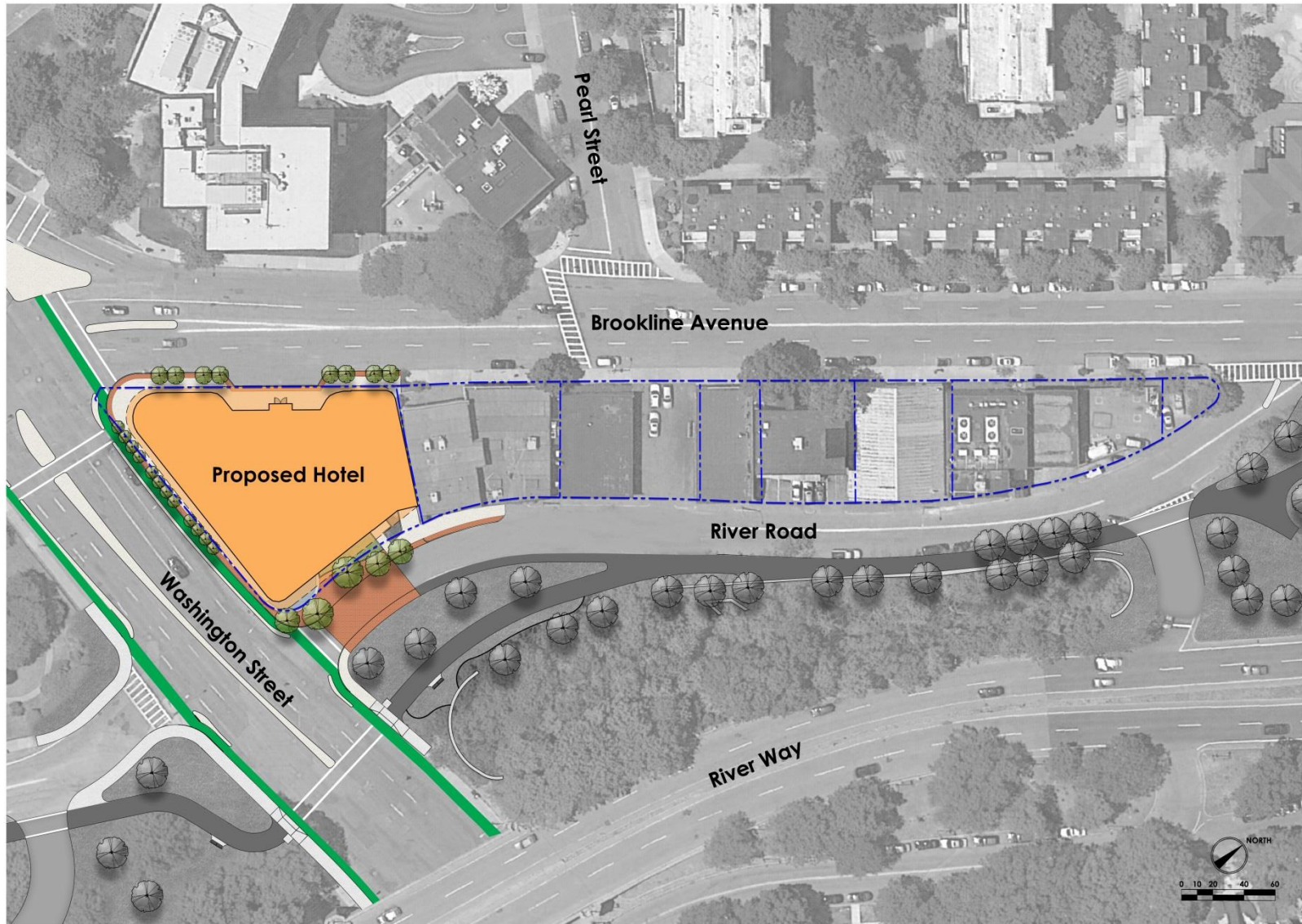
Industrial District – Existing Conditions



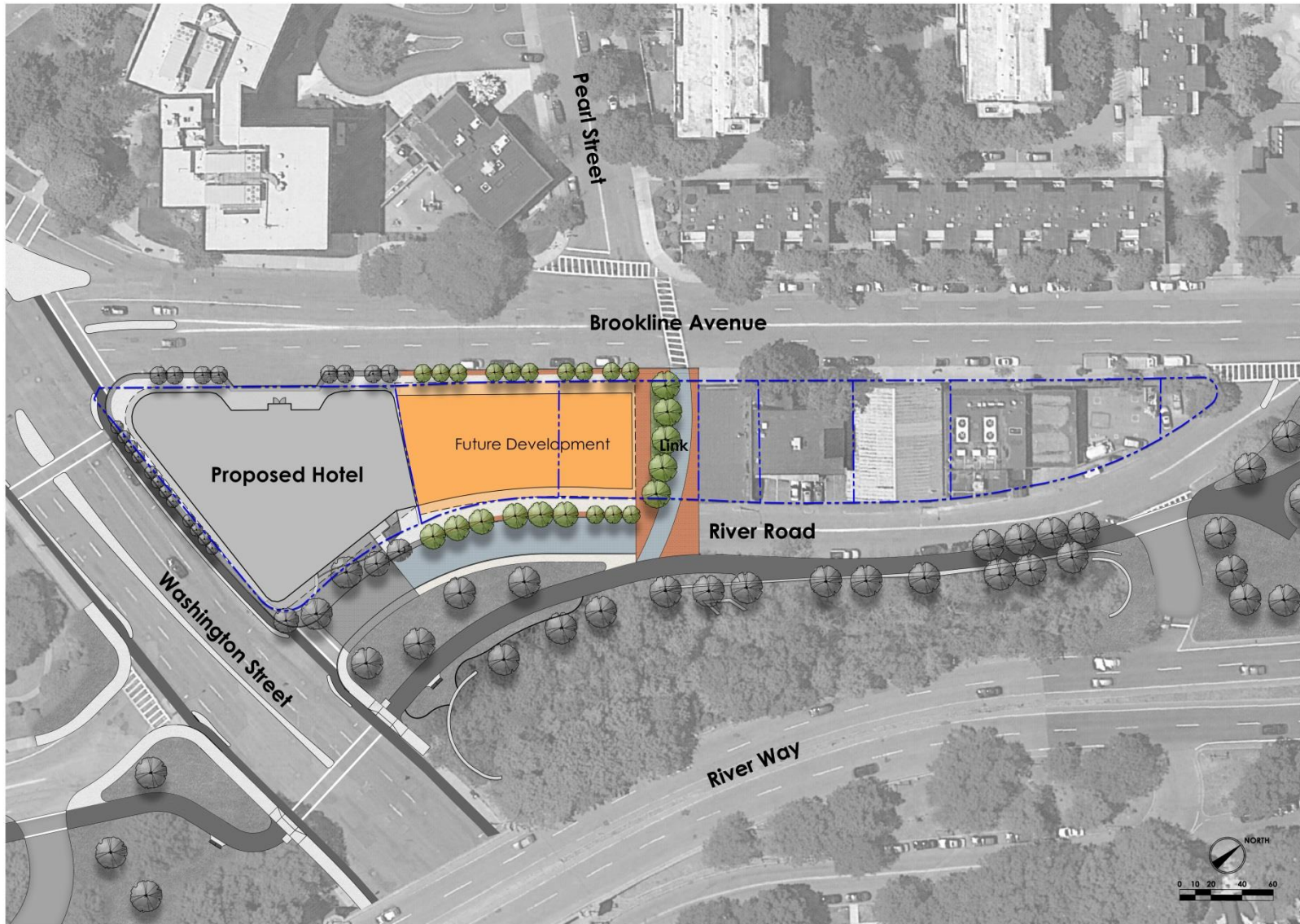
Industrial District – ENC Completed



Emerald Island – Phased Improvements



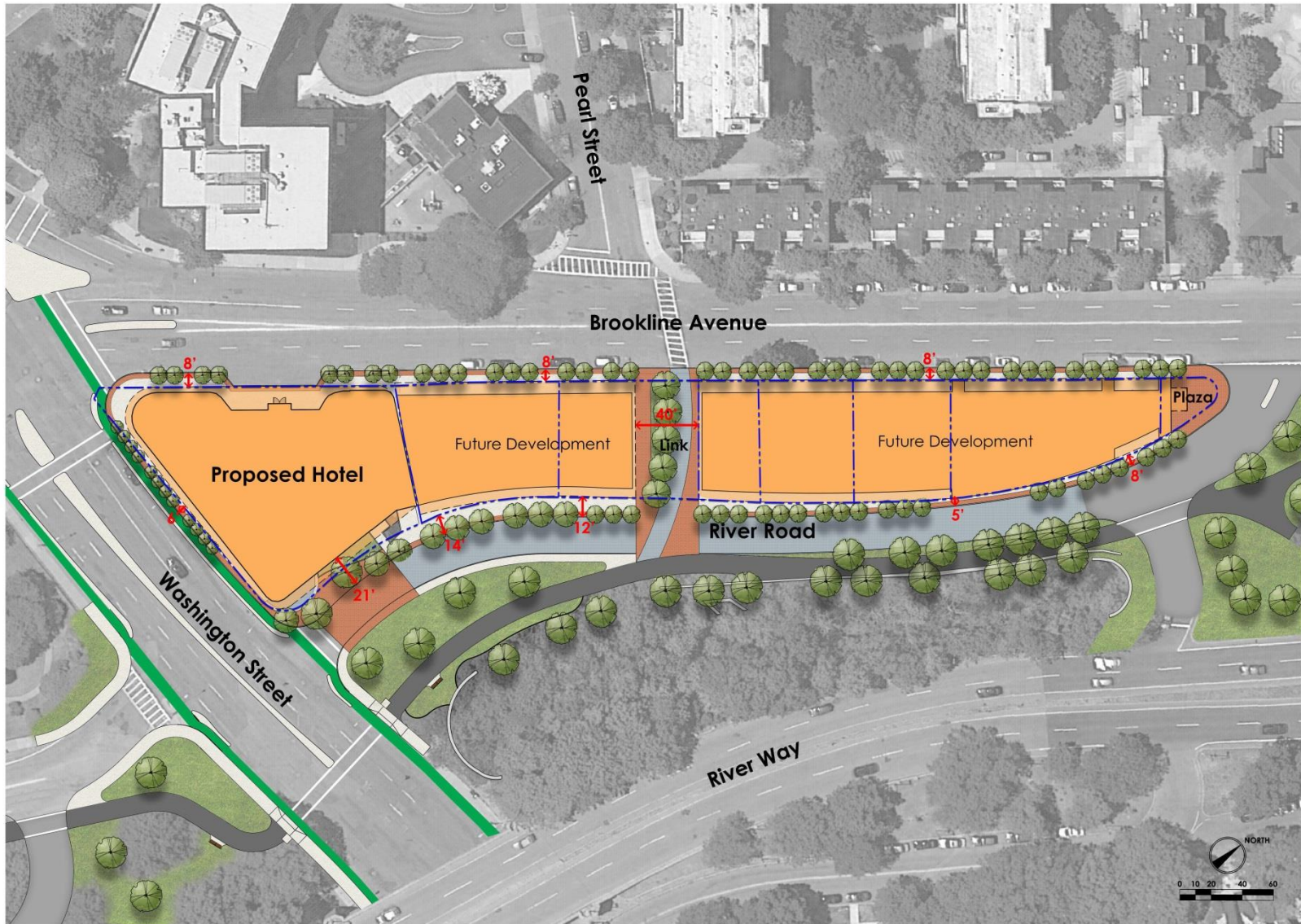
Emerald Island – Phased Improvements



Emerald Island – Phased Improvements



Emerald Island – Full Redeveloped



Proposed 25 Washington Improvements



Public Benefits Package

Proposed Public Benefits from Claremont Hotel Development		
Item #	Item/Remarks	Cost
1	On Site Improvements (Within Property Line)	\$71,000.00
2	Off Site Improvements (Beyond Property Line)	\$376,855.00
3	1% of Hard Construction Costs Excluding Tenant Fit Up	\$228,957.00
4	Traffic Study and Recommended Mitigation up to	\$30,000.00
	Subtotal	\$706,812.00
5	75 Year Tax Certainty Per PILOT Agreement	
6	\$1.5 MM Estimated Annual Real Estate + Room Tax Revenue	
7	Approximately 50 Jobs Created, Including Job Fair and Preference to Brookline Residents	
8	Agreement to Maintain a Portion of the Emerald Necklace Park Adjacent to Our Property (if desired by Parks and Open Space Division)	
9	Design Hotel Building to Accommodate Future Parking Share with Adjacent Sites	